

2024 Property Tax Comparison



County of
VERMILION River

Tax Rate Summary

| <u>Tax code</u> | <u>2024</u> | <u>Vermilion Rate</u> | <u>Lloyd Rate</u> |
|---|-------------|-----------------------|-------------------|
| <i>Municipal</i> | | | |
| Residential - General | 2.6304 | 4.6618 | 7.8463 |
| Div 3-5 Multi Lot Residential (Incremental) | 0.3540 | | |
| Residential - Urban (iii)-Islay (Incremental) | 4.3040 | | |
| Residential - Urban (vii)Tulliby Lake (Incremental) | 0.8540 | | |
| Residential - Urban (vi) Steamstown (Incremental) | 0.8540 | | |
| Residential - Urban (ii)-Cld (Incremental) | 4.3040 | | |
| Residential - Urban (iv)-Mcl (Incremental) | 1.9158 | | |
| Residential - Urban (v)- Rvrccs (Incremental) | 1.9158 | | |
| Residential - Urban (i) Blkft (Incremental) | 3.5274 | | |
| Residential - Urban (viii) Dewberry (Incremental) | 10.1696 | | |
| Farm | 18.5434 | 4.6618 | 7.8463 |
| Commercial-SB | 0.0000 | | |
| Commercial-NSB | 17.1644 | 9.4501 | 13.8955 |
| Linear | 17.1644 | 9.4501 | |
| M & E | 17.1644 | 9.4501 | 13.8955 |
| School Public -Res & Farm | 2.4591 | 2.5491 | 2.4785 |
| School Public Non Res | 3.5815 | 3.7234 | 3.7072 |
| School Separate - Res & Farm | 2.4591 | 2.5491 | 2.4785 |
| School Separate - Non Res | 3.5815 | 3.7234 | 3.7072 |
| Designated Industrial Prop (DIP) | 0.0765 | 0.0766 | 0.2848 |
| Seniors Housing | 0.2324 | 0.2278 | |
| Fire | 0.5161 | | |
| V. R. Waste Management | 0.2919 | | |
| Recreation | 0.6106 | 3.5592 | |
| Vermilion Recreation | 0.2198 | | |
| Marwayne Recreation | | | |
| Three Cities (PV) Recreation | | | |
| Dewberry Recreation | 0.2080 | | |
| Northern Lights Library | 0.0354 | 0.4536 | |

2024 Property Tax Comparison with the City & Town

Disclaimer –

- The City refers to the City of Lloydminster,
- The Town refers to the Town of Vermilion,
- The taxes numbers are **estimated** property taxes based on publicly available information,
- The taxes calculation does not incorporate valuation difference at the Town & the City,
 - It only looks at the absolute dollar value and mill rate for that category,

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

Roll: 350280117
 Legal: NE-28-50-3-4
 Address: 33040 Highway 16W

Land Area: 25.98 Acres
 Subdivision: Rural
 Zoning: Country Res. - Agriculture (CR-A)
 Actual Use: Improved Residential / Single Family Unit- fee simple



| Market Land Valuation | | | Asmt Code | Value | | |
|----------------------------|------------------|---------------|------------|---------|-----------|---------|
| Site Area: 3.00 Acres | | | 101 100% | 130,300 | | |
| Farmland Valuation | | | Asmt Code | Value | | |
| Agroclmatic Zone: 15 2H-NE | | | 151 100% | 1,820 | | |
| Soil Group | Area | Rating | | | | |
| 80 Pasture | 13.00 Acres | 27.0% | | | | |
| 80 Pasture | 9.98 Acres | 19.0% | | | | |
| Total Area: 22.98 Acres | | | | | | |
| Improvement Valuation | | | Floor Area | Built | Asmt Code | Value |
| 1 Storey Basementless | SFD - After 1970 | 1,584 Sq Feet | 1999 | 101 | 100% | 227,500 |
| Attached | Garage | 672 Sq Feet | 1999 | 101 | 100% | 27,200 |
| Detached | Shop/garage | 1,343 Sq Feet | 1992 | 101 | 50% | 22,200 |
| | | | | 903 | 50% | 22,200 |
| Detached | Shed | 240 Sq Feet | 2005 | 903 | 100% | 2,300 |

| Assessment Totals | | | | | | |
|-------------------|------|-------------------------|---------|-------------|-------|------------|
| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
| T | 101 | Farm Res/Site | 130,300 | 256,240 | 0 | 386,540 |
| | 151 | Farmland | 1,820 | 0 | 0 | 1,820 |
| | | Totals For 2023 Taxable | 132,120 | 256,240 | 0 | 388,360 |
| E | 901 | Rural Res. Exemption | 0 | 20,660 | 0 | 20,660 |
| | 903 | Farm Bldg (Exempt) | 0 | 24,500 | 0 | 24,500 |
| | | Totals For 2023 Exempt | 0 | 45,160 | 0 | 45,160 |
| | | Grand Totals For 2023 | 132,120 | 301,400 | 0 | 433,520 |

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350280117
NE-28-50-3-4



| | ASSESSMENT |
|--|------------------|
| FARMLAND 22.98 Acres | \$132,120 |
| IMPROVEMENT | \$301,400 |
| 1 STORY (\$1,584 Sq.ft) + SHOP (1,343 Sq.ft)+ GARAGE (672 Sq.ft) Shed (240 Sq.ft) | |
| TOTAL ASSESSMENT | \$433,520 |



350280117
NE-28-50-3-4

| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|------------|-----------|------------|------------|
| 2022 | 402,720 | 2,601 | | |
| 2023 | 416,220 | 2,575 | | |
| 2024 | 433,520 | 2,660 | 4,447 | 4,010 |

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

Roll: 840794081
Legal: 8020794 1 8 SE-14-50-2-4
Address: 8 Aspen Crescent

Land Area: 3.14 Acres
 Subdivision: Country Air Estates
 Zoning: Country Res. - Multi-Lot (CR-M)
 Actual Use: Improved Residential / Single Family Unit- fee simple



| Market Land Valuation | | Site Area: 3.14 Acres | Asmt Code | Value |
|-----------------------|--|-----------------------|-----------|---------|
| | | | 102 100% | 174,300 |

| Improvement Valuation | | Floor Area | Built | Asmt Code | Value |
|-----------------------|------------------|---------------|-------|-----------|---------|
| 1 Storey & Basement | SFD - After 1940 | 1,561 Sq Feet | 1980 | 102 100% | 253,400 |
| Detached | Garage | 768 Sq Feet | 1988 | 102 100% | 25,500 |

| Assessment Totals | | | | | | |
|-----------------------|------|----------------------|----------------|----------------|----------|----------------|
| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
| T | 102 | Residential Imp/Site | 174,300 | 278,900 | 0 | 453,200 |
| Grand Totals For 2023 | | | 174,300 | 278,900 | 0 | 453,200 |



| | ASSESSMENT |
|--|------------------|
| LAND (3.14 ACRES) | \$174,300 |
| IMPROVEMENT | \$278,900 |
| 1 STORY + BASEMENT (1,561 Sqft) + GARAGE (768 Sq.ft) | |
| TOTAL ASSESSMENT | \$453,200 |

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840794081

LOT 8 BLOCK 1 PLAN 8020794



| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|------------|-----------|------------|------------|
| 2022 | 417,200 | 2,959 | | |
| 2023 | 436,900 | 3,148 | | |
| 2024 | 453,200 | 3,231 | 5,190 | 4,679 |

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

| | |
|---|---|
| Roll: 800821211 Legal: 0828680 12 11 NW-1-50-2-4 Address: 5104 - 55 Street Close |  |
| Land Area: 9,041 Sq. Feet Subdivision: Blackfoot Zoning: Residential - Low Density (R) Actual Use: Improved Residential / Single Family Unit- fee simple | |

| | | | | | | |
|------------------------------|------------------------|---------------------------|---------------|----------------|----------|----------------|
| Market Land Valuation | | Site Area: 9,041 Sq. Feet | Asmt Code | Value | | |
| | | | 102 100% | 89,300 | | |
| Improvement Valuation | | Floor Area | Built | Asmt Code | Value | |
| Split Entry | Single Family Dwelling | 1,491 Sq Feet | 2012 | 102 100% | 273,100 | |
| Attached | Garage | 816 Sq Feet | 2012 | 102 100% | 52,900 | |
| Assessment Totals | | | | | | |
| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
| T | 102 | Residential Imp/Site | 89,300 | 326,000 | 0 | 415,300 |
| Grand Totals For 2023 | | | 89,300 | 326,000 | 0 | 415,300 |



800821211

BLACKFOOT PROPERTY

| RESIDENTIAL PROPERTY | ASSESSMENT |
|--|------------------|
| LAND (9,041 Sq.ft) | \$89,300 |
| IMPROVEMENT | \$ 326,000 |
| Single Family House (1,491 SQ.ft) + 3 Car Garage (816 Sq. ft) | |
| TOTAL ASSESSMENT | \$415,300 |

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800821211
BLACKFOOT PROPERTY
House with 3 Car Garage
2,307 Sq. Ft construction + 9,041 Sq. Ft Lot

| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|------------|------------|------------|------------|
| 2022 | \$386,400 | \$3,998.73 | | |
| 2023 | \$391,800 | \$4,197.98 | | |
| 2024 | \$415,300 | \$4,278.45 | \$4,756 | \$4,288 |

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

Roll: 802002409
 Legal: 1582HW 9 11A SW-17-53-5-4
 Address: 4908 - 50th Street



Land Area: 12,000 Sq. Feet
 Subdivision: Clandonald
 Zoning: Residential - Med. Density (R1)
 Actual Use: Improved Residential / Single Family Unit - fee simple

Market Land Valuation Site Area: 12,000 Sq. Feet

| Assmt Code | Value |
|------------|--------|
| 102 100% | 12,800 |

Improvement Valuation

| Floor Area | Built | Assmt Code | Value | |
|---------------------|------------------|---------------|---------------|--------|
| 1 Storey & Basement | SFD - After 1940 | 935 Sq Feet | 1950 102 100% | 88,400 |
| Detached | Shed | 320 Sq Feet | 2019 102 100% | 4,300 |
| Detached | Garage | 1,040 Sq Feet | 2005 102 100% | 67,700 |

Assessment Totals

| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
|------------------------------|------|----------------------|---------------|----------------|----------|----------------|
| T | 102 | Residential Imp/Site | 12,800 | 160,400 | 0 | 173,200 |
| Grand Totals For 2023 | | | 12,800 | 160,400 | 0 | 173,200 |

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| | ASSESSMENT |
|---|------------------|
| LAND (12,000 Sq.ft) | \$12,800 |
| IMPROVEMENT | \$ 160,400 |
| 1 STORY + BASEMENT (935 Sq.ft) + GARAGE (1,040 Sq.ft) + Shed (320 Sq. ft) | |
| TOTAL ASSESSMENT | \$173,200 |

802002409

LOT 11A BLOCK 9 PLAN 1582HW



| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|------------|-----------|------------|------------|
| 2022 | 139,200 | 1,581 | | |
| 2023 | 165,400 | 1,948 | | |
| 2024 | 173,200 | 1,955 | \$1,983 | 1,788 |

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

Roll: 149310248
 Legal: 1320704 4 12 NW-31-49-1-4
 Address: 66 Wiloughby Street

Land Area: 3.15 Acres
 Subdivision: Devonia Holdings Industrial
 Zoning: Industrial - Medium (M)
 Actual Use: Improved Industrial / Warehousing / Light Industrial



| Market Land Valuation | | Site Area: 3.15 Acres | Asmt Code | Value | | |
|-------------------------|---------------------|-----------------------|-----------|-------------|---------|------------|
| | | | 203 100% | 266,500 | | |
| Marshall & Swift | | Area (F12) | Built | Asmt Code | Value | |
| Main Level & Conc. Slab | Modular Rigid Frame | 8,000 Sq Feet | 2013 | 203 100% | 789,200 | |
| Hand Calculated | Cranes | 1 Sq Feet | 2014 | 203 100% | 216,600 | |
| Hand Calculated | Fence/Gate | 1 Sq Feet | 2014 | 203 100% | 18,800 | |
| Assessment Totals | | | | | | |
| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
| T | 203 * | Improved Industrial | 266,500 | 1,024,600 | 0 | 1,291,100 |
| Grand Totals For 2023 | | | 266,500 | 1,024,600 | 0 | 1,291,100 |

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| COMMERCIAL PROPERTY | ASSESSMENT |
|---|--------------------|
| LAND (3.15 ACRES) | \$ 266,500 |
| IMPROVEMENT | \$ 1,024,600 |
| COMMERCIAL MODULAR RIGID FRAME BLDG (8,000 SQ.Ft) + CRANES + FENCE & GATE | |
| TOTAL ASSESSMENT | \$1,291,100 |



149310248
LOT 12 BLOCK 4 PLAN 1320704
KAM'S INDUSTRIAL PARK

| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|-------------|-----------|------------|------------|
| 2022 | \$1,260,200 | \$28,221 | | |
| 2023 | \$1,308,600 | \$29,873 | | |
| 2024 | \$1,291,100 | \$28,960 | \$22,483 | \$22,727 |

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

| | |
|---|---|
| Roll: 250260426 Legal: SW-26-50-2-4 Address: 21078 Township Road 504 |  |
| Land Area: 3.41 Acres Subdivision: Rural within 10 miles Lloyd (loc 5000-5300) Zoning: Country Res. - Single Lot (CR-S) Actual Use: Farmland / Non-Intensive | |

| | | | |
|------------------------------|-----------------------|-----------|---------|
| Market Land Valuation | Site Area: 3.41 Acres | Asmt Code | Value |
| | | 102 100% | 136,900 |

| | | | | |
|------------------------------|---------------------------------------|---------------|---------------|---------|
| Improvement Valuation | Floor Area | Bulk | Asmt Code | Value |
| 1 Storey & Basement | SFD - After 1940 | 1,263 Sq Feet | 1973 102 100% | 201,200 |
| Attached | Garage | 416 Sq Feet | 1973 102 100% | 17,400 |
| Detached | Garage | 676 Sq Feet | 2012 102 100% | 35,600 |
| Detached | Garage (East side of lot) - shed | 336 Sq Feet | 1975 102 100% | 4,800 |
| Detached | Quonset (small) east side of property | 336 Sq Feet | 1975 102 100% | 6,400 |

| | | | | | | |
|--------------------------|------|----------------------|---------|-------------|-------|------------|
| Assessment Totals | | | | | | |
| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
| T | 102 | Residential Imp/Site | 136,900 | 265,400 | 0 | 402,300 |
| Grand Totals For 2023 | | | 136,900 | 265,400 | 0 | 402,300 |

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| ACREAGE PROPERTY OF BLACKFOOT | ASSESSMENT |
|--|------------------|
| LAND (3.51 ACRES) | \$ 136,900 |
| IMPROVEMENT | \$ 265,400 |
| HOUSE (1,263 SQ.Ft) + ATTACH GARAGE (416) + DETACH GARAGE (676) + SHED (336) + QUONSET (336) | |
| TOTAL ASSESSMENT | \$402,300 |



250260426
Acresage located on TWP 504

| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|------------|-----------|------------|------------|
| 2022 | \$353,300 | \$2,380 | | |
| 2023 | \$385,200 | \$2,639 | | |
| 2024 | \$402,300 | \$2,725 | \$4,607 | \$4,154 |

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

Roll: 453200206
 Legal: 1823436 1 1 NW-20-53-4-4
 Address: 44059 Highway 45

Land Area: 9.98 Acres
 Subdivision: Rural
 Zoning: Highway Development (HD)
 Actual Use: Improved Residential / Single Family Unit- fee simple / Primary Farm Residence



| Market Land Valuation | Site Area: 3.00 Acres | Asmt Code | Value |
|-----------------------|-----------------------|-----------|--------|
| | | 102 100% | 86,500 |

| Farmland Valuation | Agroclimic Zone: 15 2H-NE | Asmt Code | Value |
|------------------------|---------------------------|-----------|-------|
| Soil Group | Area | 151 100% | 1,640 |
| 2 Bk | 6.98 Acres 74.7% | | |
| Total Area: 6.98 Acres | | | |

| Improvement Valuation | Floor Area | Built | Asmt Code | Value |
|-----------------------|------------------|---------------|---------------|---------|
| Split Level | SFD - After 1940 | 1,285 Sq Feet | 1974 102 100% | 161,200 |
| Attached | Garage | 308 Sq Feet | 1974 102 100% | 10,900 |
| Detached | Garage | 650 Sq Feet | 1974 102 100% | 11,200 |

| Marshall & Swift | Area (F12) | Built | Asmt Code | Value |
|-------------------------|-------------------------|---------------|---------------|--------|
| Main Level Structure | Metal Quonset Warehouse | 3,375 Sq Feet | 1974 102 100% | 20,100 |
| Main Level & Conc. Slab | shop | 1,050 Sq Feet | 1974 102 100% | 14,000 |
| Main Level & Conc. Slab | 30 x 50 shop | 1,800 Sq Feet | 1974 102 100% | 18,400 |

| Assessment Totals | | | | | | |
|-------------------------|------|----------------------|---------------|----------------|----------|----------------|
| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
| T | 102 | Residential Imp/Site | 86,500 | 234,160 | 0 | 320,660 |
| | 151 | Farmland | 1,640 | 0 | 0 | 1,640 |
| Totals For 2023 Taxable | | | 88,140 | 234,160 | 0 | 322,300 |
| E | 901 | Rural Res. Exemption | 0 | 1,640 | 0 | 1,640 |
| Grand Totals For 2023 | | | 88,140 | 235,800 | 0 | 323,940 |

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453200206

Acresage located on HWY 45



| ACREAGE PROPERTY NEAR DEWBERRY | ASSESSMENT |
|--|------------------|
| LAND (3.00 ACRES) | \$ 86,500 |
| IMPROVEMENT | \$ 237,440 |
| HOUSE (1,285 SQ.Ft) + ATTACH GARAGE (308) + DETACH GARAGE (650) + SHED (3375) + SHOP (1050+1800) | |
| TOTAL ASSESSMENT | \$323,940 |



453200206
Acres located on HWY 45

| Tax Year | Assessment | CVR Taxes | Town Taxes | City Taxes |
|----------|------------|-----------|------------|------------|
| 2022 | \$335,000 | \$2,365 | | |
| 2023 | \$312,940 | \$2,234 | | |
| 2024 | \$323,940 | \$2,276 | \$3,692 | \$3,328 |

County of Vermilion River

Assessment Summary **149330267**
 Year of General Assessment: 2023

**COMMERCIAL PROPERTY BY LLOYD
 KAMS INDUSTRIAL**



Roll: 149330267
 Legal: 0724805 1 3 NW-33-49-1-4
 Address: 13086 Spruce Hill Road
 Land Area: 18.63 Acres
 Subdivision: Highway 16 Industrial
 Zoning: Industrial - Medium (M)
 Actual Use: Improved Industrial / Warehousing / Light Industrial

Market Land Valuation Site Area: 18.63 Acres

| Assmt Code | Value |
|------------|-----------|
| 203 100% | 1,387,500 |

Marshall & Swift

| Area (F12) | Blk | Assmt Code | Value |
|--|------|------------|-----------|
| Main Level & Conc. Slab Modular Rigid Frame 57,600 Sq Feet | 2006 | 203 100% | 4,239,500 |
| Main Level & Conc. Slab Modular Rigid Frame 21,250 Sq Feet | 2006 | 203 100% | 584,200 |
| Hand Calculated Cranes/Crane Runways 1 Sq Feet | 2007 | 203 100% | 392,200 |
| Hand Calculated Concrete/Asphalt Paving 1 Sq Feet | 2006 | 203 100% | 238,400 |
| Hand Calculated Fence/Gate 1 Sq Feet | 2006 | 203 100% | 57,900 |
| Main Level & Conc. Slab Modular Rigid Frame | 2013 | 203 100% | 564,100 |

Assessment Totals

| Tax Status | Code | Description | Land | Improvement | Other | Assessment |
|------------------------------|-------|---------------------|------------------|------------------|----------|------------------|
| T | 203 * | Improved Industrial | 1,387,500 | 6,076,300 | 0 | 7,463,800 |
| Grand Totals For 2023 | | | 1,387,500 | 6,076,300 | 0 | 7,463,800 |

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149330267
COMMERCIAL PROPERTY BY LLOYD
KAMS INDUSTRIAL

| Tax Year | Assessment | CVR Taxes | Town taxes | City Taxes |
|----------|------------|-----------|------------|------------|
| 2022 | 7,070,500 | 158,337 | | |
| 2023 | 7,412,900 | 169,225 | | |
| 2024 | 7,463,800 | 167,421 | \$129,975 | \$131,383 |

End of slide

